

135.0

0001

0009.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
819,900 / 819,900
819,900 / 819,900
819,900 / 819,900
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
23		MORTON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JAMBRINA ANTONIO CABALLERO	
Owner 2: ARLUNNO VALERIA	
Owner 3:	

Street 1: 23 MORTON RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: GHATAK SUROJEET -
Owner 2: -

Street 1: 23 MORTON RD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .276 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1726 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
3/30/2017 343 Redo Bat 25,000 C
4/30/2015 419 Siding 11,000

ACTIVITY INFORMATION
Date Result By Name
9/30/2017 Meas/Inspect HS Hanne S
1/29/2009 Meas/Inspect 372 PATRIOT
8/16/2003 MLS MM Mary M
12/1/1999 Mailer Sent
11/3/1999 Measured 256 PATRIOT
7/10/1992 KT

Sign: VERIFICATION OF VISIT NOT DATA
____/____/____

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl % % Infl % % Appraised Alt % Spec J Fact Use Value Notes
Code Fact Price Units Type
101 One Family 12004 Sq. Ft. Site 0 80. 0.58 9 Ledge -10 561,683

561,700

561,700

561,700

561,700

561,700

561,700

561,700

561,700

561,700

561,700

Total AC/HA: 0.27557

Total SF/SM: 12004

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 561,683

Spl Credit

Total: 561,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																										
Type: 5 - Cape	1T - 1 & 3/4 Sty	Full Bath: 1	Rating: Very Good									22																																																										
(Liv) Units: 1	Total: 1	A Bath:	Rating:									7 TQS OFF (98) 14																																																										
Foundation: 1 - Concrete		3/4 Bath:	Rating:																																																																			
Frame: 1 - Wood		A 3QBth:	Rating:																																																																			
Prime Wall: 4 - Vinyl		1/2 Bath: 1	Rating: Good																																																																			
Sec Wall:		A HBth:	Rating:																																																																			
Roof Struct: 1 - Gable		OthrFix:	Rating:																																																																			
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																																																																				
Color: BEIGE		Kits: 1	Rating: Good																																																																			
View / Desir:		A Kits:	Rating:																																																																			
GENERAL INFORMATION		Fpl: 2	Rating: Average																																																																			
Grade: C - Average		WSFlue:	Rating:																																																																			
Year Blt: 1941		Eff Yr Blt:	CONDOS INFORMATION																																																																			
Alt LUC:		Alt %:	Location:																																																																			
Jurisdct: G15		Fact: .	Total Units:																																																																			
Const Mod:																																																																						
Lump Sum Adj:																																																																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																										
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %					Exterior:		No Unit		RMS	BRS	FL																																																								
Prim Int Wal 1 - Drywall		Functional:	%					Interior:		1		7	3																																																									
Sec Int Wall:		Economic:	%					Additions:																																																														
Partition: T - Typical		Special:	%					Kitchen:																																																														
Prim Floors: 3 - Hardwood		Override:	%					Baths:																																																														
Sec Floors:		Total:	26.4 %					Plumbing:																																																														
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				Electric:																																																												
Subfloor:		Basic \$ / SQ: 110.00				Rate				Parcel ID	Typ	Date	Sale Price																																																									
Bsmnt Gar: 1		Size Adj.: 1.34124422																																																																				
Electric: 3 - Typical		Const Adj.: 0.93990600																																																																				
Insulation: 1 - Typical		Adj \$ / SQ: 138.671																																																																				
Int vs Ext: S		Other Features: 96606																																																																				
Heat Fuel: 2 - Gas		Grade Factor: 1.00																																																																				
Heat Type: 1 - Forced H/Air		NBHD Inf: 1.00000000																																																																				
# Heat Sys: 1	% Heated: 100	NBHD Mod:																																																																				
% AC: 100		LUC Factor: 1.00																																																																				
Solar HW: NO		Adj Total: 350264																																																																				
% Com Wal		Depreciation: 92470																																																																				
% Sprinkled		Depreciated Total: 257794																																																																				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																														
SPEC FEATURES/YARD ITEMS				PARCEL ID 135.0-0001-0009.0																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																					
19	Patio	D	Y	18X10	A	AV	2000		6.00	T	15.2	101			400		400																																																					
More: N				Total Yard Items:				400	Total Special Features:								Total:	400																																																				
SKETCH																																																																						
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